

Island House Tenants Association, Inc.

PO Box 132, New York, NY 10044-0203

<http://islandhouse.us>**Date:** September 8, 2006**From:** IHTA Board**To:** Members**Via:** Door Drop, Glass-Case Posting, Web Posting**Subject:** NewsletterDorothy Davis, Chair  
Graham Cannon, Vice Chair  
Renato Folla, Vice Chair  
Frank Farance, Secretary  
Geoffrey Kerr, TreasurerPaul Doganges, Director  
Lee Edelman, Director  
Owen Johnston, Director  
Mark Tannen, Director

## Welcome Back!

- LETTER OF INTENT EXTENSION IN THE AIR!
- REAL ESTATE CONSULTING FIRM JOINS IHTA NEGOTIATING TEAM!
- NEGOTIATIONS WITH RIOC INTENSIFY!
- MEMBERS' MEETING ON WEDNESDAY, SEPTEMBER 13TH, AT 8:00 P.M. IN THE CHURCH
- NEED MONEY TO PAY LAWYER BY NEXT TUESDAY!
- NEW TENANT CONDUCT RULES FOR IHTA MEETINGS!

### Executive Summary:

#### BUSY AND PRODUCTIVE SUMMER!

Charles Lucido has not yet extended the Letter of Intent and has stated that a third party has expressed interest in buying the building. While this is disconcerting, it does not mean that our negotiations with him or RIOC are over. His fundamental concern is the pace at which the negotiations with RIOC are going. Therefore, he has asked for an update on those negotiations from IHTA. Our lawyer, Stuart Saft, is currently in discussion with Lucido on our behalf. We are hoping to have some news by our **Members' Meeting next Wednesday, September 13th, at 8:00 PM at the Church of the Good Shepherd.** WE ENCOURAGE ALL OF YOU TO COME!

Meanwhile, we have engaged the services of a real estate consulting firm to join our negotiating team as negotiations with RIOC reach a deeper stage. In addition to advice, we have also been able to secure a Letter of Interest to finance the cost of the building through this firm. Meetings with them have been part of an ongoing set of meetings that the IHTA Board has been having with key officials and experts all summer in order to further refine our current counter proposal to RIOC as per their request in July. The details of this negotiation will be discussed at our IHTA Members' Meeting being held next Wednesday, September 13, at 8:00 p.m. in the Church of the Good Shepherd.

In order to be successful, we URGENTLY need contributions from the tenancy in order to pay a substantial portion of our bill with our lawyer, Stuart Saft's, law firm by this coming Tuesday, September 12th. For this reason, we will have tables in the Island House lobby this weekend. PLEASE CONTRIBUTE AS MUCH AS YOU CAN. WE ARE GETTING CLOSER TO REALIZING OUR DREAM FOR HOME OWNERSHIP!

While we welcome any questions that you have, we may not always be able to answer them in an open forum or otherwise either because we don't have the answer or because of where we stand in the negotiating process. However, we will try to answer your questions as best as we can. Please send your questions to the IHTA E-mail reflector so that we can address them in our next newsletter: [ihta-board@islandhouse.us](mailto:ihta-board@islandhouse.us).

**1. We're still a Mitchell-Lama building.** The IHTA Board has also been informed by DHCR that there has been "no movement" by Lucido to withdraw us from the Mitchell-Lama program which he was entitled to do beginning June 29th.

**2. Negotiations:** IHTA Board has been involved in 2 rounds of negotiations with RIOC during the summer and is currently in the midst of preparing a response to

their last requests. Please come to the September 13th Members' Meeting for more details.

**3. We URGENTLY need money!** Despite good progress in staying current, our legal bill totals \$52,000. We HAVE to make a payment to our lawyer next Tuesday, September 12th. Tables for solicitation of funds will be in the Island House lobby all weekend. Please give generously in addition to contributing at least \$50 per month. Your contribution now will be treated as a loan. Treasurer Geof Kerr sent promissory notes to each household in July. (see details)

**4. Rand and Engineering Survey:** We are waiting for RY Management and Rand to agree on terms relating to the insurance coverage for Rand to inspect the 40 apartments in order to complete its survey. Any questions should be sent to Frank Farance at [ihta-engineering-chair@islandhouse.us](mailto:ihta-engineering-chair@islandhouse.us).

**5. Maintenance Committee:** Warning: to enhance your security, keep apartment doors locked at all times and get renters insurance! The Maintenance Committee will meet every Monday from 8 to 9 p.m. in the Island House Community Room unless otherwise notified on the maintenance email reflector. Contact: [ihta-maintenance-chair@islandhouse.us](mailto:ihta-maintenance-chair@islandhouse.us) (see details)

**6. Floor Captains Task Force:** We need Floor Captains. If you want to join, please contact Renato Folla via [ihta-floor-captains@islandhouse.us](mailto:ihta-floor-captains@islandhouse.us) (see details)

**7. IHTA Special Events:** Sharon Bermon, IHTA Special Events Coordinator, needs your ideas and volunteers for fundraisers. Contact Sharon via [ihta-board@islandhouse.us](mailto:ihta-board@islandhouse.us) (see details)

**8. New Rules for Conduct at IHTA Board and Members' Meetings:** In response to complaints from tenants regarding the tone of some of our Board meetings, the IHTA Board is instituting new rules of conduct. (see details)

**9. Upcoming Board meetings:** At the June 28th Board meeting, it was decided to only have meetings during July and August on an "as needed" basis.

### The Details

**1. URGENT FUNDRAISING:** Please contribute to IHTA this weekend so we can make a substantial payment to our lawyer, Stuart Saft, next Tuesday. We have only been able to pay Saft's law firm \$25,000 this year: the last payment having been for \$5,000 on July 17. Our current balance is nearly \$52,000. We want to keep him as our lawyer at this critical time in the process.

Please also continue to make contributions of \$50 or more on a monthly basis. As stated before, all contributions are being treated as loans, repayable from the proceeds of conversion of Island House to tenant owned Condos or Coops. Think of your contribution as a savings plan that will pay you just when you want to upgrade and improve your newly purchased apartment! We will be reaching out to you through the board and the floor captains to discuss our urgent and ongoing needs.

**2. MAINTENANCE COMMITTEE:** Ed Lucas, Chair of the Maintenance Committee, reports:

- a. RY Management has received 5 bids for the facade repair work ranging from \$700,000 to \$2 million.
- b. The bids are at Lawless & Mangione (engineering company) for review.
- c. RY Management expects recommendation from Lawless & Mangione shortly. It will then be submitted to DHCR for approval.
- d. There are no high priority maintenance items at this time.
- e. Other safety/security tips:
  - Keep your doors locked.
  - Obtain renter's insurance
  - If you observe illegal activity (e.g., drug use) on the island, call 911. Be able to describe the offender(s) and location. Follow up with a complaint to 311.
  - If you observe smoking in the building common areas, notify the door station immediately. Describe the offender(s) and location.
- f. Please put your garbage down the AVAC chute. Don't leave a mess for others to clean up. If you'd like specific guidance, email the maintenance reflector at [ihta-maintenance@islandhouse.us](mailto:ihta-maintenance@islandhouse.us).
- g. Please instruct children to not play ball against the residential buildings or in the breezeways. Disruptions and window damage have already occurred. There are standalone walls that can be used instead.
- h. The Maintenance Committee meets every Monday from 8 to 9 p.m. starting on September 11 in the Island House Community Room unless otherwise notified on the maintenance email reflector.

**3. FLOOR CAPTAINS TASK FORCE:** WE NEED MORE FLOOR CAPTAINS. PLEASE JOIN. Send an email to [ihta-floor-captains@islandhouse.us](mailto:ihta-floor-captains@islandhouse.us) or drop your information at the door station for Renato Folla.

**4. PLEASE JOIN THE IHTA SPECIAL EVENTS TASK FORCE:** If you are interested in putting together fundraising special events, please contact Sharon Bermon, IHTA's Special Events Coordinator. Sharon is open to new ideas and volunteers. Please send your ideas to Sharon via [ihta\\_board@islandhouse.us](mailto:ihta_board@islandhouse.us). WE NEED TO RAISE MONEY FOR THE WORK OF IHTA! PLEASE GET INVOLVED.

**5. NEW CONDUCT RULES FOR IHTA BOARD AND MEMBERS' MEETINGS:** We have received a number of complaints regarding the conduct exhibited at our IHTA Board meetings by some tenants. Many have said it is a deterrent to their attendance. Therefore, we are instituting the following conduct rules in order to encourage debate, maintain civility and shorten the meetings:

**A. All IHTA Meetings:**

- all tenants are encouraged to attend all ihta members' and board meetings
- content of all meetings will follow the flow of the agenda
- all tenants are welcome to ask questions, make comments/suggestions
- keep IHTA board meetings to one hour depending on subject matter

- keep IHTA members' meetings to between one and two hours depending on subject matter
- anyone verbally abusing the IHTA board or other tenants will be asked to leave the meeting immediately.
- anyone speaking out of turn will be asked to leave the meeting.
- a timekeeper will be designated for each meeting

**B. IHTA Board Meetings:**

- input of the tenancy will only be allowed at the specified times in the agenda for only a total of 15 minutes for each specified time.
- each tenant wishing to ask a question or make a comment or suggestion will be allowed to do so on a first come first served basis. The IHTA board will follow the order of request.
- each tenant is limited to one question or comment not exceeding one minute until all tenants wanting to ask a question or make a comment/suggestion have had the opportunity to do so within the allotted timeframe.
- if additional time remains of the total allotted 15 minutes after all tenants desiring to ask a question or make a comment/suggestion do so, those tenants with additional questions/comments/suggestions may address the board by following the forestated procedure and remaining within the 15 minute allotted time.
- if a tenant is unable to pose their question or make their comment/suggestion within the individual one minute or total 15 minute allotment, they are encouraged to ask a board member after the meeting or send their question to the board via the IHTA reflector or leave their question or comment or suggestion in the IHTA mailbox in the Island House mailbox area.
- responses to questions or comments will be limited to 2 minutes each unless further clarification is requested by the tenancy or required by the IHTA board.

**C. IHTA Members' meetings:**

- input from tenants will only be allowed at the specified times in the agenda.
- tenants will only have one minute to pose a question, make a comment or suggestion on a first come first served basis until the number of persons wanting to give their input or the time allotted is exhausted.
- responses to questions or comments will be limited to 2 minutes each unless further clarification is requested by the tenancy or required by the IHTA board.

**6. UPCOMING BOARD AND MEMBERS' MEETINGS:**

The IHTA Board has been meeting throughout the summer on an "as needed" basis in response to the various requirements of our negotiations with RIOC and Charles Lucido. We are now resuming our normal schedule of Board and Members' meetings. We hope you will join us to ask your questions or make your comments and/or suggestions:

Here's the schedule:

- IHTA Members' Meeting: Wednesday, September 13, 8:00 p.m., Church of the Good Shepherd
- IHTA Board Meeting: Wednesday, September 27, 7:30 p.m., Island House Community Room
- Maintenance Committee Meeting: Every Monday, 8:00 to 9:00 p.m. in Island House Community Room unless otherwise notified on the maintenance email reflector.

PLEASE PROVIDE IHTA WITH YOUR E-MAIL ADDRESS IF YOU WOULD LIKE TO RECEIVE NOTICES VIA E-MAIL: [ihta-board@islandhouse.us](mailto:ihta-board@islandhouse.us)

**HOPE YOU HAD A GREAT SUMMER!**